



## Peter J. Zipp

Peter Zipp is the managing member of Zipp Tannenbaum & Caccavelli, LLC, a law firm specializing in real property taxation, redevelopment law and other real property litigation, which he initially founded as a solo practitioner in 1993. Mr. Zipp's practice is almost exclusively devoted to real property valuation issues, while focusing primarily on tax appeals and condemnation matters. He has over 30 years of experience successfully representing taxpayers and municipalities in New Jersey with respect to all types of real estate including regional malls, mixed use developments, corporate headquarters, pharmaceutical complexes, power generating facilities, manufacturing plants, retail centers, hotels, office buildings, warehouses, auto dealerships, condominiums, marinas, casinos, refineries, amusement centers, golf courses and apartment building and residential developments.

Mr. Zipp's extensive trial experiences include trials of Atlantic City casinos, corporate headquarter properties, owner-occupied manufacturing plants, office buildings, industrial buildings, regional malls, and various high rise and multi-unit residential properties. Since starting his practice, Zipp Tannenbaum & Caccavelli, LLC has obtained assessment reductions resulting in tax savings of over 100 million dollars for their clients. He is one of only a handful of individuals in the country that hold both a law degree along with an MAI designation from the Appraisal Institute. Additionally, Mr. Zipp is one of only a few individuals in New Jersey that is a practicing lawyer as well as a State Certified General Real Estate Appraiser. He started his career as a real estate salesperson while attending college and became a licensed Real Estate Broker by the age of 23; he also holds a Counsel of Real Estate designation (CRE). Due to his unique background and valuation training, Mr. Zipp brings a very encompassing approach to all issues that involve the valuation and analysis of real property that simply cannot be developed by other attorneys who are not professionally trained as appraisers. His background combined with his extensive trial experience makes him a formidable opponent in any matter that involves the valuation of real property.

Mr. Zipp also has an MBA in finance from Rutgers University and is frequently asked to prepare financial analysis and projections involving investment grade and complex properties. He regularly works along with other attorneys in his firm on redevelopment projects, providing analyses concerning appropriate tax payments and other financial aspects of redevelopment projects. Mr. Zipp manages Zipp Tannenbaum & Caccavelli, LLC so that cases are handled by the firm's attorneys in a corroborative manner. This ensures Mr. Zipp's personal involvement in all of the firm's cases, including key decisions regarding settlement and trial strategy, notwithstanding the fact that the firm typically will file nearly one thousand tax appeals every year.

Mr. Zipp has also been a member of New Jersey Supreme Court Committee on the Tax Court for over 16 years and has been the Committee's Vice-Chairman for more than 10 years. Notably, he was involved with the



development of the Differentiated Case Management System and Standard Form Interrogatories employed by the New Jersey State Tax Court. He also serves as a co-counsel to the New Jersey Association of Municipal Assessors. Mr. Zipp received his B.S. from Saint Joseph's University and his J.D. and M.B.A. degrees from Rutgers University. Throughout his career, he has lectured to appraisers, assessors and attorneys on valuation issues and continues to do so every year.

## **Education**

Saint Joseph's University, B.S.  
Rutgers University, J.D. / M.B.A.

## **Bar Admission**

New Jersey (1986)  
Pennsylvania (1993)

## **Memberships & Affiliations**

New Jersey Supreme Court Committee  
American Bar Association  
New Jersey State Bar Association

## **Representative Matters**

Coldwell Banker Commercial/Feist & Feist Realty Corp. v. Blancke P.W. L.L.C., 368 N.J. Super. 382, 846 A.2d 633 (App. Div. 2004).  
Isadore Spiegel v. Town of Harrison, 19 N.J. Tax 291 (App. Div. 2001)  
In re I/M/O Route 206 at New Amwell Road, 322 N.J. Super. 345, 731, A.2d 56 (App. Div. 1999).  
Little Egg Harbor Township v. Charles Bonsangue, 316 N.J. Super. 271, 720 A.2d 369 (App. Div. 1998).  
Prowitz v. Ridgefield Park Village, 237 N.J. Super. 435, 568 A.2d 114 (App. Div. 1989).  
Great Adventure, Inc. v. Jackson Township, 10 N.J. Tax 230 (App. Div. 1988).  
Mobil Oil Corp. v. Greenwich Township, 20 N.J. Tax 66 (App. Div. 2002).  
Pipquarryco, Inc. v. Borough of Hamburg, 15 N.J. Tax 413 (Tax 1996).  
Alpha-Bella VI, Inc., by United Jersey Bank v. Clinton Township, 14 N.J. Tax 597 (Tax 1995)

## **Representative Clients**

Amboy Bank, Conair Corporation, Dun & Bradstreet, Inc., Federal Business Centers, Frank A. Greek & Son, Inc.,



Forsgate Industrial Partners, The Hampshire Companies, Heller Industrial Park, Hotels Unlimited, Investors Bank, Jenkinson's, Lennar Corporation, Lukoil North America, LLC, M. Alfieri Co., Inc., Mack-Cali Realty Corporation, Matrix Development Group, Merck & Co., Inc., Onyx Equities, LLC, Palin Enterprises, Prologis, Pine Belt Chevrolet, PSE&G, Red Bull, SAI Management, LLC, Seagis Property Group, LP, Sitex Group, Simon Properties, Sudler Companies, Toll Brothers, Inc., Township of Mannington, Toys R Us, United States Postal Service